

PLANNING COMMISSION MEETING
CITY OF GARDNER, KANSAS
Tuesday, April 22, 2014

CALL TO ORDER

The regular meeting of the Gardner Planning Commission was called to order at 7:01 pm on Tuesday, April 22, 2014, by Chairman Meder.

PLEDGE OF ALLEGIANCE

Chairman Meder led the Pledge of Allegiance.

ROLL CALL

Commissioners present:

Commissioner Limer
Commissioner Barber
Chairman Meder
Vice-Chairman Kimzey
Commissioner Gilmore
Commissioner Weatherford

Commissioners Absent:

Commissioner Livella

Staff members:

Mike Hall, Community Development Director
Michelle Leininger, Planning Manager
Travis Hulse, Planning Technician
Ryan Denk, City Attorney

There were approximately five interested individuals present at the meeting.

CONSENT AGENDA

1. Standing approval of the minutes as written for the meeting on March 25, 2014.

Motion to approve the consent agenda as made by Weatherford, seconded by Barber,
Motion carried 6-0 (1-absent).

NEW BUSINESS

Chairman Meder asked for any members of the Planning Commission to disclose ex-parte communication involving the "new business" agenda items. She added her disclosure stating that she did have communication with the interested parties of the application and recommended they attend the Planning Commission meeting.

Commissioners Kimzey, Gilmore, Weatherford, Barber and Limer all added their full disclosure of ex-parte communication with the interested parties stating they had received communication via email and phone but did not respond.

1. Willow Springs VIII

a. PP-14-01 Willow Springs VIII

Michelle Leininger, Planning Manager, presented the staff report for consideration of a preliminary plat application with a recommendation to the Planning Commission for approval.

b. FP-14-03 Willow Springs VIII

Michelle Leininger, Planning Manager, presented the staff report for consideration of a final plat application with a recommendation to the Planning Commission for approval, and to forward it to the City Council with a recommendation to accept the easements.

DISCUSSION

Chairman Meder invited public comment regarding the proposed preliminary and final plats.

Sonny Begert, resident at 610 E Lakota St., expressed the concerns on behalf of the other property owners about potential fence placement along Grand Street. She added her support of the stated analysis and recommendation of approval by staff.

Commissioner Kimzey asked Mrs. Begert if she was satisfied with city staff and the progress made at this point.

Mrs. Begert responded that during a meeting held earlier that day with Director Hall and Planning Manager Leininger, the property owners were able to understand the proposal and feel good about what staff had provided.

Motion to approve PP-14-01, made by Barber, seconded by Limer,
Motion carried 6-0 (1-absent).

Motion to approve FP-14-03 and to forward it to the City Council with a recommendation to accept the easements, made by Weatherford, seconded by Kimzey,
Motion carried 6-0 (1-absent).

OTHER BUSINESS

1. Comprehensive Plan Update

Mike Hall, Community Development Director, provided a status update concerning the Comprehensive Plan currently underway by Houseal Lavigne & Associates for the City of Gardner. He added a general overview of the work completed to date and future deliverables including a public hearing to be held sometime toward the end of July.

Director Hall and the Planning Commission discussed some of the specific details concerning the Comprehensive Plan.

2. Gardner Design Standards Amendment

Mike Hall, Community Development Director, introduced the need for consideration of a text amendment regarding the *Gardner Design Standards*. He stated the two standards to be considered include 1.1.3 and 1.6.1 as adopted in August 28th, 2012.

He provided a brief explanation about the history of the aforementioned standards and the intent of staff to bring the proposed amendment to the upcoming meeting to be held on May 27th, 2014.

ADJOURNMENT

Motion to adjourn made by Barber, seconded by Kimzey,
Motion carried 6-0 (1-absent).

Meeting adjourned at 7:33 p.m.

Travis Hulse
Planning Technician

610 E Lakota St